

...

YOU BELONG HERE.

1253W. ROUND GROVE RD.
LEWISVILLE, TX 75067

TURNKEY.
HIGH VISIBILITY.
HIGH CAPACITY.



**Front Entrance**

Featuring a dedicated off-street carpool loop designed for safe and efficient drop-off and pick-up, along with a secure double-door sidewalk entry that enhances controlled access and safety. This thoughtful infrastructure supports smooth daily operations while prioritizing security for students, staff, and visitors.

Former Childcare Campus Now Available!

An exceptional opportunity to acquire a fully equipped, freestanding commercial campus in the heart of Lewisville. With 8,410 square feet on 1.58 acres, this former childcare facility is primed for immediate activation or strategic repositioning.

- 10 fully furnished classrooms
- Expansive Outdoor Play Areas
- FF&E Included
- Full Kitchen Facility
- Dedicated Administrative Offices
- High-capacity educational or community use

Strategic Location Advantage

This is more than a vacant building — it's a purpose-built, high-capacity campus ready for immediate activation. Fully furnished, previously licensed for 179 children, it offers operational readiness in a thriving family corridor, just minutes from Parkway Elementary and across from Lewisville High School, with prime frontage along FM 3040.



Prime Corridor Presence

Strategically positioned along FM 3040 with strong daily traffic counts, this property commands attention in one of Lewisville's most active commercial corridors.

High-Visibility Frontage

With premium frontage along FM 3040 (Round Grove Rd), your organization gains daily impressions that traditional office parks simply can't offer.

Easily Accessible

Convenient entry and exit access make drop-off, pick-up, and visitor flow seamless a major operational advantage for child-focused and community-based services.

Street Sign Exposure

Monument-style street signage with landscaping provides continuous brand exposure to passing traffic, increasing brand recognition and visibility.

Designed for Capacity & Efficiency

With 10 spacious classrooms, administrative offices, a full kitchen, multiple restrooms, and expansive playground areas, this layout was designed for seamless flow, high enrollment, and operational efficiency from day one.



- **Breakroom Space**

Multipurpose Space

- **Full Kitchen**

Designed for Licensed Childcare Use



Fully Functional Spaces

Beyond its spacious classrooms, this facility is thoughtfully equipped with a full commercial kitchen, a versatile side break room ideal for staff use, testing, or evaluation space, and multiple dedicated storage areas throughout the building. Every space was designed with daily functionality in mind supporting efficient operations, organized workflows, and flexible program use from day one.

**The Garden**

Fenced smaller outdoor spaces

**The Court**

Basketball court on large gated field area

**Open Play**

Larger spacious playground and gazebo

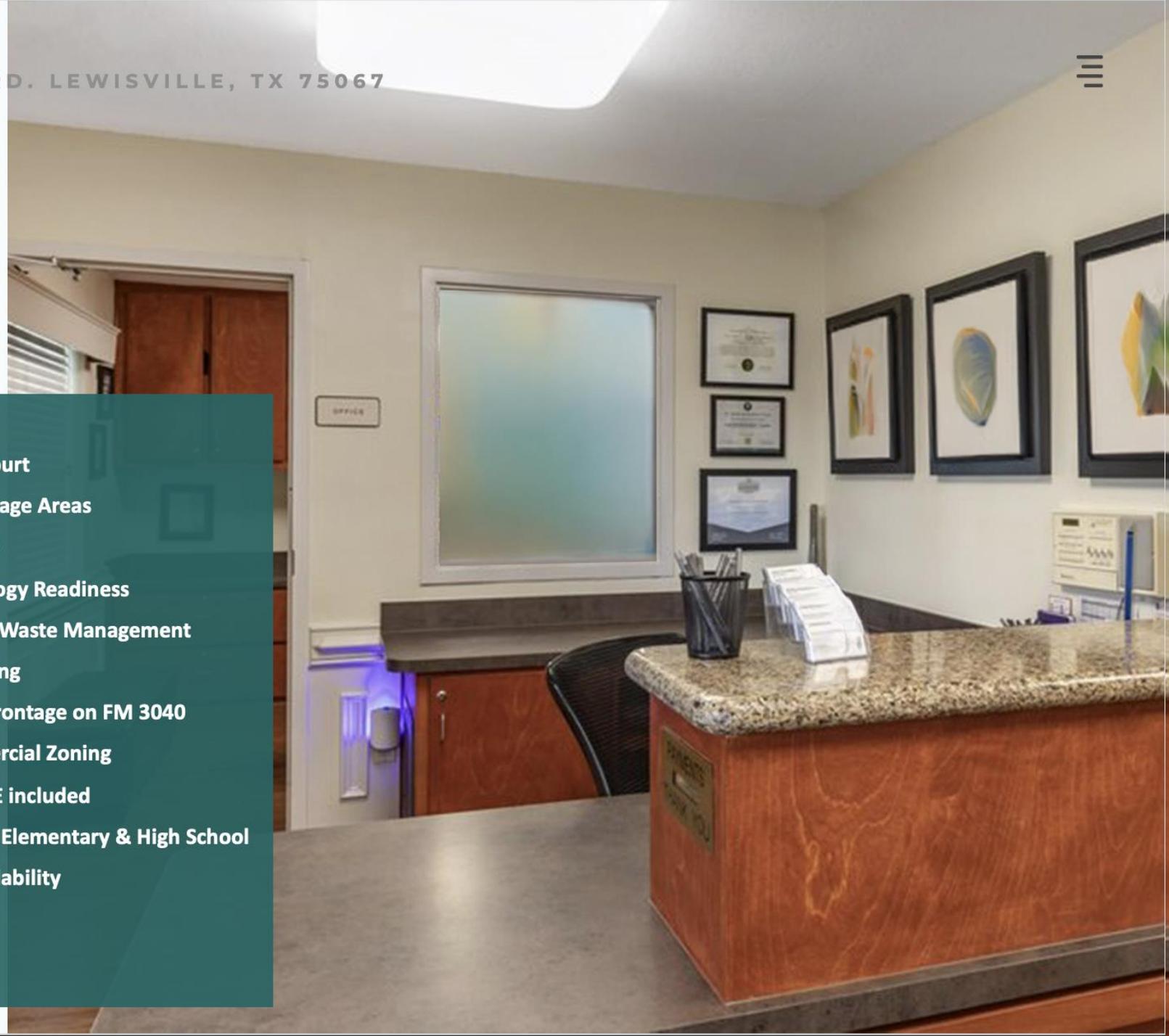
Expansive, Secure Outdoor Spaces

The property features generous on-site outdoor spaces that are fully enclosed with secure fencing, creating a safe and controlled outdoor environment. Thoughtfully designed with multiple separated play areas, the layout allows for age-appropriate outdoor activity while maintaining clear supervision lines. In addition to the segmented playground spaces, the larger open yard areas provide flexibility for structured play, enrichment activities, outdoor learning experiences, and lunch or recess time in a secure setting.

This expansive outdoor footprint is a rare advantage, offering both safety and versatility while supporting physical development, fresh-air programming, and a well-rounded daily experience.

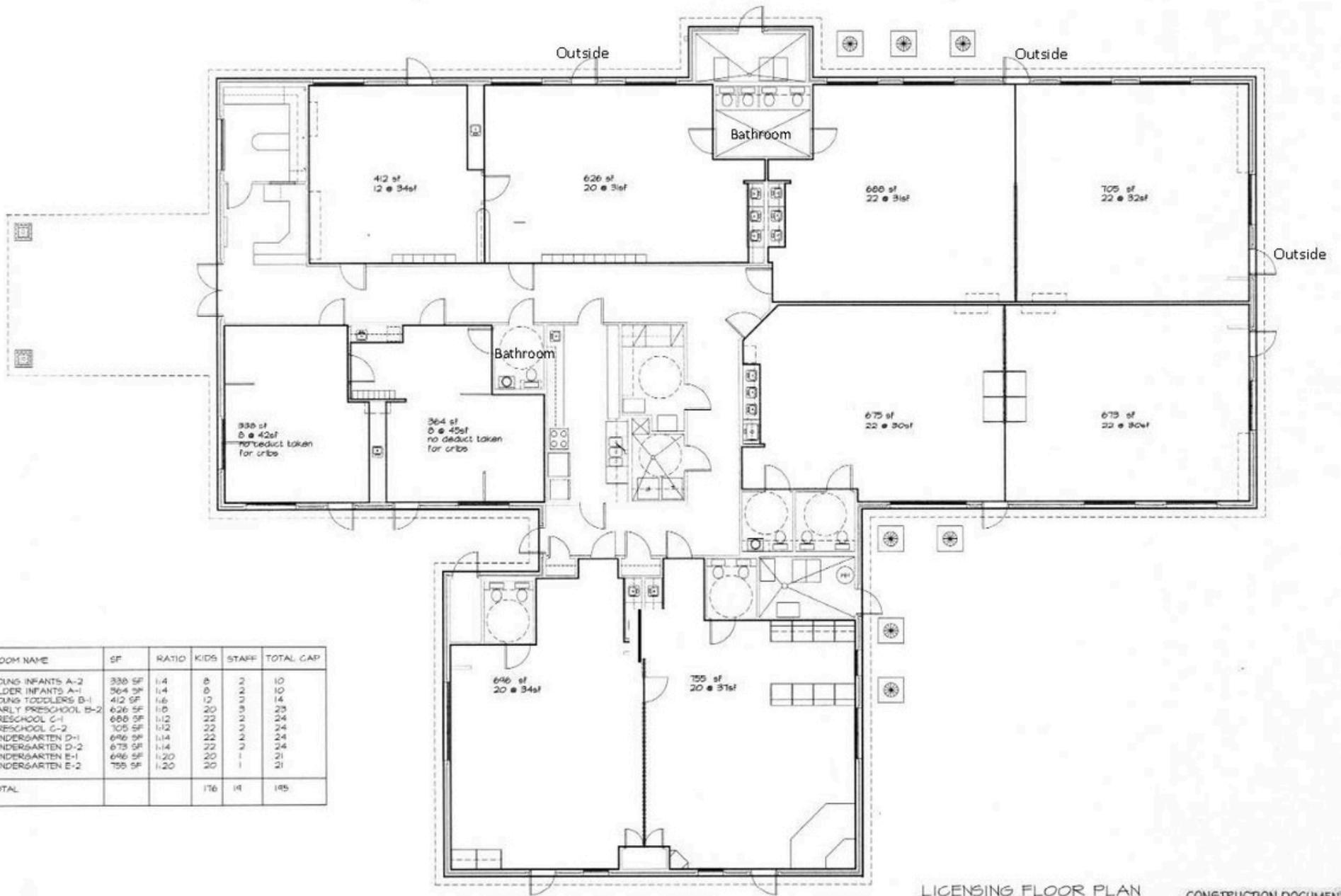


Included Amenities



- Free Standing Facility
- Fully Fenced Acreage
- 10 fully furnished classrooms
- Administrative Reception/Back Office
- Commercial Kitchen, Health-compliant
- Side Break / Multipurpose Room
- Multiple Restrooms
- Secure Entry and Fencing
- Dedicated Off-Street Carpool Loop
- Expansive Outdoor Spaces
- Playground Equipment
- Basketball Court
- Multiple Storage Areas
- HVAC System
- AV / Technology Readiness
- Valet Trash / Waste Management
- On-Site Parking
- Visibility & Frontage on FM 3040
- Local Commercial Zoning
- Turnkey FF&E included
- Proximity to Elementary & High School
- Turnkey Availability

1253 - Floor Plan



ROOM NAME	SF	RATIO	KIDS	STAFF	TOTAL CAP
YOUNG INFANTS A-2	338 SF	1:4	8	2	10
OLDER INFANTS A-1	364 SF	1:4	8	2	10
YOUNG TODDLERS B-1	412 SF	1:6	12	2	14
EARLY PRESCHOOL B-2	626 SF	1:6	20	3	23
PRESCHOOL C-1	688 SF	1:12	22	2	24
PRESCHOOL C-2	705 SF	1:12	22	2	24
KINDERGARTEN D-1	696 SF	1:14	22	2	24
KINDERGARTEN D-2	673 SF	1:14	22	2	24
KINDERGARTEN E-1	696 SF	1:20	20	1	21
KINDERGARTEN E-2	755 SF	1:20	20	1	21
TOTAL			176	18	195

LICENSING FLOOR PLAN **CONSTRUCTION DOCUMENTS**

GROSS BUILDING AREA = 8,215 sq.ft. (not including brick)
 GROSS BUILDING AREA = 8,430 sq.ft. (including brick)



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date



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